



City Planning and Development Department

Date: July 9, 2015
To: City Plan Commission
From: Diane M. Binckley, Assistant Secretary
Subject: CPC Results – July 7, 2015

- 5 OA 1. **SD 1507, Final Plat, Cerner Trails Campus, First Plat** – To consider approval of a final plat in District UR (Urban Redevelopment), on about 270 acres, generally bounded by E. 87th Street on the north, E. Bannister Road on the south, the Kansas City Southern Railroad tracks on the east and I-435 on the west creating five (5) lots and one (1) tract. **APPROVED SUBJECT TO CONDITIONS;** Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crowl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez
- 4 JE 2. **SD 1509 -- 51 Oak Mixed Use Development 1st Plat** -- generally located south of E 51st Street between Brookside Boulevard and Oak Street, final plat. **APPROVED SUBJECT TO CONDITIONS;** Motion carried 5-0; Voting Aye: Baker-Hughes, Burnette, Crowl, Martin, May; Voting Nay: None; Recused: Macy; Absent: Archie, Gutierrez
- 1 OA 3. **Case No. 13000-P-5** -- About 8.5 acres generally located at the northwest corner of NE. 33rd Terrace and NE. Chouteau Trafficway, 3512 NE 33rd Terrace, to consider approval of a Chapter 80 final plan in District M-P (Planned Industrial District) to allow for the expansion of the utility enclosure (generators and chillers) for the existing data center. **APPROVED SUBJECT TO CONDITIONS;** Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crowl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez
- 1 JR 4. **Case No. 13590-P-14** -- About 0.8 acres generally located on the west side of N Oak Trafficway about 150 ft south of NE 96th St, to consider approval of a final plan in District B3-2, to allow construction of a 6,572 sq ft vehicle sales and service use. **APPROVED SUBJECT TO CONDITIONS;** Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crowl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez
- CW PN 5. **Case No. 254-S-304** -- Amending Sections 88-110-03-G, 88-120-03-G, 88-130-04-G, 88-140-03-G (all titled “Special Standards Adjacent to and within 150 feet of Parks, Boulevards, and Parkways”), 88-310 Adult Businesses And Adult Media; 88-

325 Short-Term Loan Establishments, 88-331 Day Labor Employment Agency, 88-335 Detention and Correctional Facilities, 88-340 Drive-Through Facilities, 88-375 Vehicle Storage and Towing, and Tables 110-1 (Residential Districts Use Table), 120-1 (Office, Business, and Commercial Districts Use Table), 130-1 (Downtown Districts Use Table) and 140-1 (Manufacturing Districts Use Table); adding sections 88-323 Boulevard and Parkway Standards and 88-450 Pedestrian Standards – all within Chapter 88, Zoning and Development Code, to add restrictions and standards for uses located adjacent to and within 150 feet of parks, boulevards and parkways, and to clarify the applicability of the *Boulevard and Parkway Standards* to property under the jurisdiction of the Board of Parks and Recreation Commissioners.

APPROVED; Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez

- CW PN 6. **Case No. 254-S-308--** Amending Chapter 88, Section 88-445, Signs, to revise regulations regarding size of outdoor advertising signs, signs exempt from regulation, and abandonment and removal of nonconforming signs. **CONTINUED** the July 21, 2015 meeting date without fee (**With Testimony – Set Quorum: Baker-Hughes, Burnette, Crawl, Martin, May and Macy**); Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez
- CW PN 7. **Case No. 254-S-309 --** Amending Chapter 88, 88-312, Agriculture, to revise provisions of community supported agriculture. **CONTINUED** to the July 21, 2015 meeting date without fee (No Testimony – No Set Quorum); Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez
- 3, 4, 5 DB 8. **Case No. 14516-P-1 --** To consider an amendment to the Troost Overlay District to include design guidelines for property generally bounded by 22nd Street on the north, Volker Boulevard/Swope Parkway on the south and one half block east and west of Troost Avenue including complete existing parcel depth. **APPROVED;** Motion carried 5-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Martin, and Macy; Voting Nay: None; Recused: May; Absent: Archie, Gutierrez
- 4 JR 9. **Case No. 722-S --** To consider approval of an urban renewal plan for about 2.05 acres generally located north of W 36th Street between Summit Street/Southwest Trafficway and Jefferson Street, declaring said area to be a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Land Clearance for Redevelopment Authority Law of Missouri, said plan to be known as the Norman School Urban Renewal Plan. **DENIED;** Motion carried 5-1; Voting Aye: Baker-Hughes, Burnette, Martin, May and Macy; Voting Nay: Crawl; Absent: Archie, Gutierrez
- 4 JR 10. **Case No. 132-S-44 --** To consider a request to amend the Westport Planning Area Plan, for about 2.05 acres generally located north of W 36th Street between Summit

Street/Southwest Trafficway and Jefferson Street by changing the recommended land use from public/semi-public to residential-urban. **DENIED**; Motion carried 5-1; Voting Aye: Baker-Hughes, Burnette, Martin, May and Macy; Voting Nay: Crawl; Absent: Archie, Gutierrez

- 4 JR 11. **Case No. 7942-UR-1** -- About 2.05 acres generally located north of W 36th St between Summit St/Southwest Trafficway and Jefferson St, to consider rezoning from District R-5 (Residential 5) and District R-1.5 (Residential 1.5) to District UR (Urban Redevelopment), and approval of a preliminary development plan for a multi-unit residential development. **DENIED**; Motion carried 5-1; Voting Aye: Baker-Hughes, Burnette, Martin, May and Macy; Voting Nay: Crawl; Absent: Archie, Gutierrez
- 6 JR 12. **SD 1506 - Walnut Grove -- Preliminary Plat** – To consider approval of a preliminary plat creating two (2) residential lots on about 0.4 acres in District R-6 (Residential 6), generally located at the northeast corner of E 83rd St and Walnut Street. **APPROVED SUBJECT TO CONDITIONS**; Motion carried 5-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Martin, and Macy; Voting Nay: None; Absent: Archie, Burnette, Gutierrez
- 6 JR 13. **SD 1506A - Walnut Grove** -- To consider approval of a final plat creating two (2) residential lots on about 0.4 acres in District R-6 (Residential 6), generally located at the northeast corner of E 83rd St and Walnut St; **APPROVED SUBJECT TO CONDITIONS**; Motion carried 5-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Martin, and Macy; Voting Nay: None; Absent: Archie, Burnette, Gutierrez
- 2 JR 14. **Case No. 691-S-3** -- A request to amend the Gashland Nashua Area Plan by changing the recommended land use on about 33 acres generally located north of NE 96th St and west of N Oak Trafficway from mixed use neighborhood and residential, medium density to mixed use neighborhood and residential, medium-high density. **CONTINUED OFF DOCKET** without fee (**With Testimony –Set Quorum: Baker-Hughes, Burnette, Crawl, Martin, May and Macy**); Motion carried 5-1; Voting Aye: Baker-Hughes, Martin, May and Macy; Voting Nay: Crawl; Absent: Archie, Burnette, Gutierrez
- 2 JR 15. **Case No. 12419-MPD-3** -- About 33 acres generally located at north of NE 96th St and west of N Oak Trafficway, to consider rezoning from District R-80 (Residential 80) to District MPD (Master Planned Development, and approval of a preliminary development plan for a 63,000 square feet of commercial development and a 168 residential units, which also serves as the preliminary plat. **APPROVED SUBJECT TO CONDITIONS**; Motion carried 3-2; Voting Aye: Baker-Hughes, Crawl and Macy; Voting Nay: Martin, May; Absent: Archie, Burnette, Gutierrez
- 2 AW 16. **Case No. 1707-V** – A request to vacate generally located at Park Drive and Hickory, south of NW Tullison Road and west of Highway 169. **APPROVED SUBJECT TO**

CONDITIONS; Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez

- 3 AW 17. **Case No. 13896-SU-1 – 4300 Indiana Avenue** – A request for a Special Use Permit on about .388 acres, in District B1-1, generally located at the southwest corner of Indiana Avenue and E 43rd Street, to allow for the addition of a gas station to an existing convenience store, plus any necessary variances. **CONTINUED** to the July 21, 2015 meeting date without fee (No Testimony – No Set Quorum); Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez
- 2 JE 18. **Case No. 6029-MPD-30 (advertised as 6029-MPD-29)** – About 15 acres generally located on the east side of N Ambassador Drive between NW Old Tiffany Springs Road on the north and NW 88th Street on the south, to consider rezoning from District R-2.5 (Residential 2.5) to District MPD (Master Planned Development) and approval of a development plan that serves as a Preliminary Plat for skilled nursing, independent living, retail and office uses. **APPROVED SUBJECT TO CONDITIONS;** Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez
- 4 JE 19. **Case No. 721-S** – To consider approval of the East Crossroads Urban Renewal Plan as required by the Land Clearance for Redevelopment Authority Law of Missouri, Section 99.300 through 99.715, inclusive, RSMo for an area generally located on 92 acres bound by I-670/I-70 on the north, Bruce R Watkins Drive on the east, the KCT Railroad on the south and Oak Street on the west. **RECOMMENDED A FINDING OF BLIGHT AN UNSANITARY CONDITIONS AND THE URBAN RENEWAL PLAN SUBJECT TO CONDITIONS;** Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez
- 1 JE 20. **Case No. 5642-SU-24** – About 0.8 acres generally located on the southwest corner of NE Vivion Road and N Chouteau Trafficway to consider approval of an amendment to a special use permit in District B2-2 (Neighborhood Business 2-2) to allow for outdoor automobile sales. **CONTINUED** to the September 15, 2015 meeting date with one \$130.00 fee (No Testimony – No Set Quorum); Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez
- 4 AW 21. **Case No. 12034-UR-4** - About 12.2 acres generally located at the southeast corner of Troost Avenue and Emanuel Cleaver II Boulevard, to consider rezoning from District UR to District UR for the purpose of amending the UR plan to allow for the expansion of uses and other site design standards. **APPROVED SUBJECT TO CONDITIONS;** Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crawl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez

- 2 OA 22. **Case No. 14466-P-1** – About 7 acres generally located at southeast corner of MO. Route 152 and N. Green Hills Road, to consider approval of a development plan in District B3-3 (Community Business dash 3), to allow for 22,000 square foot office/retail development on four (4) lots. . **CONTINUED OFF DOCKET** without fee (No Testimony – No Set Quorum); Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crowl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez
- 1 OA 23. **Case No. 13381-CUP-3-** About 45 acres generally located at the northwest corner of NE Barry Road and N. Brighton, to amend an approved Chapter 80 CUP plan in District R-6, (formerly District R1b) to allow for the deletion of 18.12 acres from the plan. **CONTINUED OFF DOCKET** without fee (No Testimony – No Set Quorum); Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crowl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez
- 1 OA 24. **Case No. 13381-P-4 -** About 18.12 acres generally located at the northwest corner of NE Barry Road and N. Brighton, to consider rezoning the parcel from District R-6 to District R-1.5 (Residential dash 1.5). **CONTINUED OFF DOCKET** without fee (No Testimony – No Set Quorum); Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crowl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez

OTHER MATTERS:

25. Approval of Minutes from April 7, 2015. **APPROVED**; Motion carried 6-0; Voting Aye: Baker-Hughes, Burnette, Crowl, Martin, May and Macy; Voting Nay: None; Absent: Archie, Gutierrez

DMB:mjc